

Quarterly progress report for quarter ending **March/June/sept/December** of 2025
(year)

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	U45309BR2021OPC054603	Name of Firm	LAACASA DEVELOPERS PRIVATE LIMITED
Firm Address :	AGARWAL NIKETAN, EAST BORING CANAL ROAD, PS- S K PURI, PATNA, 800001		
Total Experience of promoter in Real Estate sector	3		
Total Experience in Real Estate after Implementation of RERA	3		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	NIL	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	NIL	

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP12787-003/77/R-1708/2024	Name of Project/Phase of Registered Project	LAACASA PETALS
Name of Promoter	1. Kislay Kishan 2. Shruti Narnoli 3. Sudip Kumar	Project Address	Khagaul Road , Near Ranjan Petrol Pump (Khesra/ Plot No-761, Khata No.-257, Thana No- 36, Mauza- Mustafapur)
Name of Co-promoter	NA		
Project Registration (Rera) is valid up to	31/12/2027		
Starting date of Project or Phase of the Project	10/06/2024		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential- cum-Commercial 4. Plotted project	COMMERCIAL	
Period of validity of map by the Competent Authority		22/01/2029	

LAACASA DEVELOPERS PRIVATE LIMITED

Kislay Kishan
Director

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. 87 / 23 - 24 To beaded for each Building / Wing)

S. No. (1)	Tasks/Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyyy) Format
1.	Excavation (if any)	100	
2.	Basements (if any)	100	31-01-2025
3.	Podiums (if any)	NA	
4.	Plinth	100	28-02-2025
5.	Stilt Floor	NA	
6.	Slabs of Super Structure	20	30-12-2025
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.		30-06-2026
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises		30-10-2026
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.		28-02-2027
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.		30-06-2027
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other		31-10-2027

LAACASA DEVELOPERS PRIVATE LIMITED


Director

requirements as me be required to complete project as per Specifications in Agreement of Sale.		
Any other activities.		

VII. AMENITIES AND COMMON AREA AND EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS

S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Expected Completion date in (dd/mm/yyyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	NO	NA	
2.	Water Supply	YES		
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	Not Started	
4.	Storm Water Drains	YES	Not Started	
5.	Landscaping & Tree Planting	YES	Not Started	
6.	Street Lighting	NO	NA	
7.	Community Buildings	NO	NA	
8.	Treatment and Disposal of Sewage and Sullage Water	NO	NA	
9.	Solid Waste Management & Disposal	NO	NA	
10.	Water Conservation / Rain Water Harvesting	YES	Not Started	
11.	Energy Management	NO	NA	
12.	Fire Protection and Fire Safety Requirements	NO	NA	
13.	Closed Parking	YES	Not Started	
14.	Open Parking	YES	Not started	
15.	Electrical Meter Room, Sub-Station, Receiving Station	NO	NA	

LAACASA DEVELOPERS PRIVATE LIMITED

Kishay Kishan
Director

16.	Others (Option to Add More)	NO	NA	
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VIII. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT

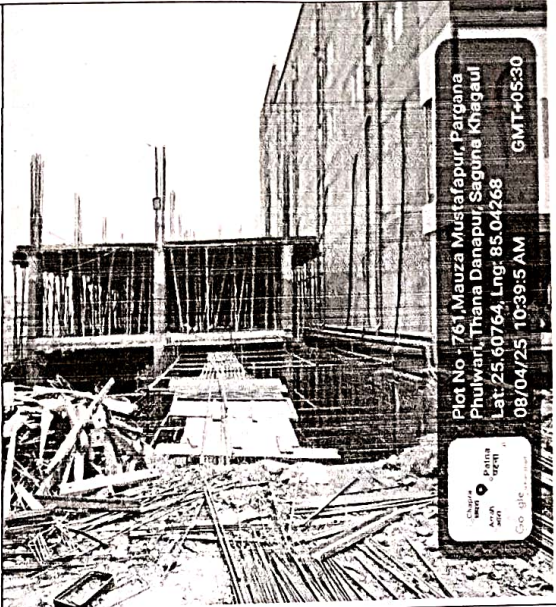
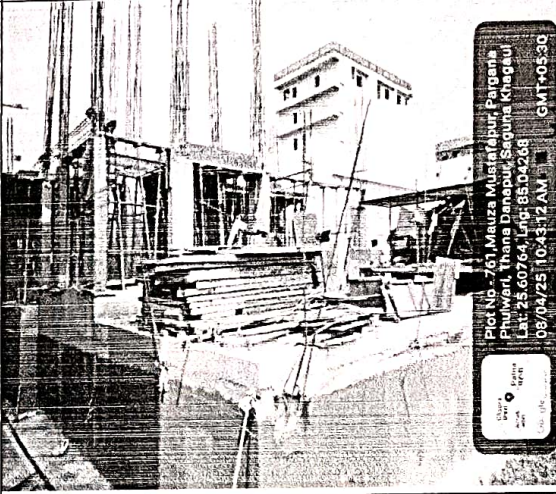
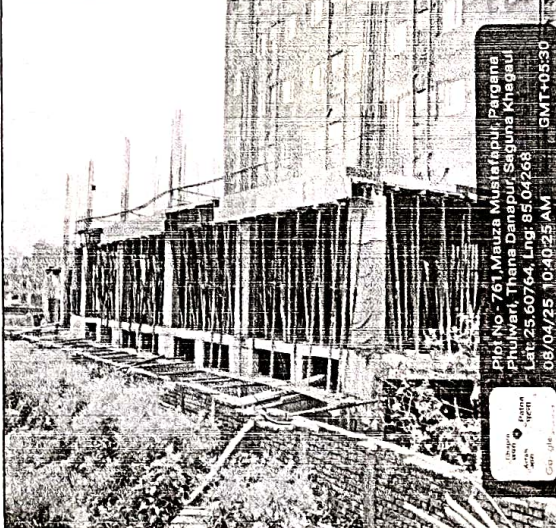
		PROPOSED YES/NO.	PERCENT AGE OF ACTUAL WORK DONE (As on date of certificate)	Expected Completion date in (dd/mm/yy) Format
1.	Internal Roads and foot paths	NA		
2.	Water Supply	NA		
3.	Sewerage Chambers Septic Tank	NA		
4.	Drains	NA		
5.	Parks, Land Scaping and Tree Planting	NA		
6.	Street Lighting	NA		
7.	Disposal of sewage & sullage water	NA		
8.	Water conservation/Rain Water Harvesting	NA		
9.	Energy Management	NA		

IX. GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT

(A)	Sr. No.		
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LAACASA DEVELOPERS PRIVATE LIMITED

Kishay Kishan
Director

1.	Front Elevation	
2.	Rear Elevation	
3.	Side Elevation	
(B)	Photograph of each floor	NA

LAACASA DEVELOPERS PRIVATE LTD.

Kishlay Kishor
Director

X. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	5514442189
2.	Estimated Cost of the Project including land cost at the start of the Project	7,00,00,000
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	5,50,00,000
4.	Any Variation in Development Cost which is declared at the start of the Project.	NIL
5.	Amount received during the Quarter	45,92,000
6.	Actual Cost Incurred during the Quarter	36,00,794
7.	Net amount at end of the Quarter	9,91,206
8.	Total expenditure on Project as on 31-03-2025	2,31,06,030
9.	Cumulative fund collected till the end of Quarter in question	45,92,000
10.	Cumulative expenditure done till the end of Quarter in question	2,31,06,030

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED/DETAILS OF LOAN TAKEN BY PROMOTERS AGAINST THE PROJECT, If any	
NA	

LAACASA DEVELOPERS PRIVATE LIMITED

Kishay Kishan
Director

XII. MISCELLANEOUS		
A	List of Legal Cases (if any) – On Project / Promoter	
1.	Case No.	NA
2.	Name of Parties	NA
3.	No of Execution Cases against this project Case No. Name of Parties	NA
4.	No of Suo - Moto cases against this project Case No. Name of Parties	NA
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	NA
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	NIL
2.	Agreement for Sale	NIL
3.	No. of possessions given to allottees	NIL
XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART		
Weather the project in progress is as per time schedule or lagging behind? Yes as per time schedule		

LAACASA DEVELOPERS PRIVATE LIMITED

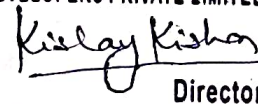
Kishay Kishan
Director

XIV UNITS ALLOCATION DETAILS

Total Number of sanctioned	Details of allotment made so far with Flat number/ Bungalow - Plot etc	Cancellation of flat allotment, If any with Flat number/ Bungalow - Plot etc
Shop- 12 Nos.	Booked – 1 shop Unit No. -G 02	NA

XV. BROCHURE /Prospectus : Attached**XVI Grievance Redressal Officer****Name : Pritam John****Contact No : 7982092455****Email id : laacasadevelopers@gmail.com****Address : Agrawal Niketan , East Boring Canal Road, Patna , Bihar****Undertaking:**

I/we solemnly affirm, declare and undertake that all the details stated above are true to the best of my knowledge and nothing material has been concealed here from. I am/we are executing this undertaking to attest to the truth of all the foregoing and to apprise the Authority of such facts as mentioned as well as for whatever other legal purposes this undertaking may serve.

LAACASA DEVELOPERS PRIVATE LIMITED
Director

Signature of Promoter

Name:

Date:

ARCHITECT'S CERTIFICATE

Date: 09.04.2025

To

The LAACASA DEVELOPERS PRIVATE LIMITED

Agarwal Niketan, East Boring Canal Road,

Patna-800001, Bihar.

Subject:- Certificate for Percentage of Completion of Construction Work of the Project "Laacasa Petals" [State RERA Registration Number: BRERAP12787-003/77/R-1708/2024] situated on the Part of Cadastral Survey Plot no. 761, Khata No.- 257, Mauza-Mustafapur, Dist-Patna demarcated by its boundaries (latitude and longitude of the end points) North Side- Part of Cadastral Survey Plot no. 761 ,Mauza- Mustafapur , South Side - Part of Cadastral Survey Plot no. 761 ,Mauza- Mustafapur, East Side - Part of Cadastral Survey Plot no. 761 ,Mauza- Mustafapur , West Side- Commercial Principal Road,PS – Danapur , District- Patna, PIN- 801503 admeasuring 791.72 sq.mts. area is being developed by Laacasa Developers Private Limited.

Sir,

I Shruti Narnoli , undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the Project, situated on the plot bearing C.N. No/CTS No./Survey no./Final Plot nos- Part of cadastral survey plot no. 761 at Mauza- Mustafapur, Dist-Patna, PIN-801105 admeasuring 791.72 sq.mts. area are being developed by Laacasa Developers Private Limited.

Following technical professionals are appointed by Owner / Promoter: —

- (i) Shri Shruti Narnoli as L.S. / Architect
- (ii) M/s Sudha Technical Consultants as Structural Consultant
- (iii) ER Prasant Kumar Site engineer

Based on Site Inspection, with respect to each of the Building of the aforesaid Real Estate Project, I certify that as on date of this certificate, the Percentage of Work done for the building of the Real Estate Project as registered vide number BRERAP12787-003/77/R-1708/2024 under state RERA

SHRUTI NARNOLI
ARCHITECT
UPHD, Government of Bihar
C.O.A. No.-CA/2022/146432

is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire project is detailed in Table A and B.

Table - A

Sl. No.	Tasks / Activity	Percentage of work done
01	Initial Site Preparation work (Boundary wall, Sample Flat, Labour hutment in temporary construction etc.)	100%
02	Foundation (Substructure) Work	100%
03	Super Structure (Structural work)	20%
04	Brickwork and Plaster	0%
05	Floorings within Flats/ Premises, Doors and Windows to each of the Flat/ Premises	0%
06	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%
07	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	0%
08	The external plumbing and external plaster, elevation, completion of terrace with water proofing of the building / wing.	0%
09	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, compliances to conditions of environment /CRZ NOC, Finishing to entrance lobby, plinth protection, paving of area appurtenant to Building /Wing, Compound Wall and all other requirements as may be required to Obtain Occupation / Completion Certificate.	0%

Table - B

Internal & External Development Works in Respect of the entire Registered Phase

S.No.	Common Area and Facilities Amenities	Proposed (Yes/No)	Percentage of work done	Remarks
01	Internal Roads & Footpaths	No	Nil	
02	Water Supply	Yes	NA	Existing Tubewells available
03	Sewerage (chamber, lines, Septic Tank, STP)	Yes	Nil	

SHRUTI NARNOLI
ARCHITECT
 UDHD, Government of Bihar
 C.O.A. No.-CA/2022/146432

04	Strom Water Drains	Yes	Nil	
05	Landscaping & Tree Planting	Yes	Nil	
06	Street Lighting	No	Nil	
07	Community Buildings	No	Nil	NA
08	Treatment and disposal of sewage and sullage water/STP	Yes	Nil	
09	Solid Waste management & Disposal	No	Nil	
10	Water conservation, Rainwater harvesting	Yes	Nil	
11	Energy management	No	Nil	
12	Fire protection and fire safety requirements	No	Nil	
13	Electric Meter Room. Sub-station, Receiving Station	No	Nil	

Total overall percentage completion of Construction work including initial site preparation work
(Total of Table A and B) = 32 %

Yours Faithfully,

SHRUTI NARNOLI
ARCHITECT
UDHD, Government of Bihar
C.O.A. No.-CA/2022/148432

Shruti Narnoli

ENGINEER'S CERTIFICATE

Date: 09.04.2025

To

The LAACASA DEVELOPERS PRIVATE LIMITED

Agarwal Niketan, East Boring Canal Road,

Patna-800001, Bihar.

Subject: Certificate of Cost Incurred for Development of the Commercial project "Laacasa Petals" [State RERA Registration Number: BRERAP12787-003/77/R-1708/2024] situated on the Part of Cadastral Survey Plot no. 761, Khata No.- 257, Mauza-Mustafapur, Dist-Patna demarcated by its boundaries (latitude and longitude of the end points) North Side- Part of Cadastral Survey Plot no. 761 ,Mauza- Mustafapur , South Side - Part of Cadastral Survey Plot no. 761 ,Mauza- Mustafapur, East Side - Part of Cadastral Survey Plot no. 761 ,Mauza- Mustafapur , West Side- Commercial Principal Road,PS – Danapur , District- Patna, PIN-801503 admeasuring 791.72 sq.mts. area is being developed by Laacasa Developers Private Limited.

Ref: State RERA Registration Number: BRERAP12787-003/77/R-1708/2024

Sir,

I Deepak Kumar, undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under State RERA, situated on the plot bearing C.N. No./CTS No./Survey No./Final Plot No.- Part of cadastral survey plot no. 761 at Mauza- Mustafapur, Dist-Patna, PIN-801105 admeasuring 791.72 sq.mts. area are being developed by Laacasa Developers Private Limited.

- 1) Following technical professionals are appointed by Owner / Promoter: –
- a) Smt. Shruti as L.S./Architect
 - b) M/s Sudha Technical Consultants as Structural Consultant
 - c) Shri Er Prasant Kumar Site Engineer


DEEPAK KUMAR
AMIE (INDIA)
MEM. No.-AM1810459

- 2) We have estimated the cost of Civil, MEP and Allied Works required for completion of the apartments & proportionate completion of internal & external works of the Project as per the specifications mentioned in the Agreement of Sale. Our estimated cost calculations are based on the Drawings/Plans made available to us for the Project under Reference by the Developers / Consultants. The assumption of the cost of material, labour & other inputs made by the Developer, and the Site Inspection carried out by us to ascertain / confirm the above analysis given to us.
- 3) We estimate Total Estimated Cost of completion of the building of the aforesaid project under reference as Rs 5,50,00,000/- (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate/completion certificate for the building from the Nagar Parisad, Danapur being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
- 4) The Estimated Cost Incurred till date is calculated as Rs. 1,71,06,030/- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
- 5) The Balance cost of Completion of the Civil, MEP and Allied works of the Building of the subject project to obtain Occupation Certificate / Completion Certificate from PMAA (Planning Authority) is estimated at Rs. 3,78,93,970/- (Total of Table A and B).
- 6) I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B are as below:

TABLE - A

S. No.	Particulars	Amount (in Rs)
01	Total Estimated cost of the building as on date of Registration	5,50,00,000
02	Cost incurred as on date (Based on Estimated cost) excluding land cost	1,71,06,030
03	Work done in Percentage (as Percentage of the estimated cost)	31.1%
04	Balance Cost to be Incurred (Based on Estimated Cost)	2,97,93,970

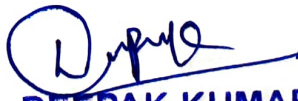
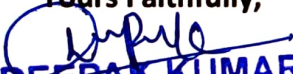

DEEPAK KUMAR
AMIE (INDIA)
MEM. No.-AM1810459

TABLE – B

S. No.	Common Area and Facilities Amenities	Amount (in Rs)
01	Total Estimated cost of the Internal and External Development Works including amenities and facilities in the layout as on date of Registration is	Nil
02	Cost incurred as on (based on the Estimated cost)	Nil
03	Work done in Percentage (as Percentage of the estimated cost)	0
04	Balance Cost to be Incurred (Based on Estimated Cost)	81,00,000/-
05	Work done in Percentage (as Percentage of the estimated cost)	0%
06	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	NA

Yours Faithfully,


DEEPAK KUMAR

AMIE (INDIA)

MEM. No.-AM1810459

DEEPAK KUMAR

Form No.3
[Regulation 3]

CHARTERED ACCOUNTANTS CERTIFICATE

Cost of Real Estate Project RERA Registration Number BRERAP12787-003/77/R-1708/2024
Project-Laacasa Petals of Laacasa Developers Pvt Ltd
for the quarter ended on 31st March, 2025

Sr. No	Particulars	Amount (in Rs.)	
		Estimated	Incurred & Paid
		(Column - A)	(Column - B)
I			
i	Land Cost:		
a	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost	1,50,00,000	60,00,000
b	Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area and any other incentive under DCR from Local Authority or State Government or any Statutory Authority		
c	Acquisition cost of TDR (if any)		
d	Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government towards stamp duty, transfer charges, registration fees etc.		
e	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by Public Authorities.		
f	Under Rehabilitation Scheme:		
(i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer (in Column-A)		
(ii)	Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA (in Column-B) Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		
(iii)	Cost towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost.		
(iv)	Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.		
	Sub-Total of Land Cost	1,50,00,000	60,00,000
ii	Development Cost/Cost of Construction:		
a (i)	Estimated Cost of Construction as certified by Engineer	5,50,00,000	1,71,06,030
a (ii)	Actual Cost of Construction incurred as per the books of accounts as verified by the CA (Column - B) Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		1,21,94,671
a (iii)	On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.		47,63,511
b	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.		-
c	Principal sum and Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction:		-
	Sub-Total of Development Cost	5,50,00,000	1,69,58,182



2	Total Estimated Cost of the Real Estate Project (1 (i) + 1 (ii) of Estimated Column -A	7,00,00,000
3	Total Cost Incurred and Paid of the Real Estate Project (1 (i) + 1 (ii) of Incurred Column - B	2,29,58,182
4	Percentage of completion of Construction Work (as per Project Architect's Certificate on completion of project)	32.00%
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost.(3/2%)	32.80%
6	Amount which can be withdrawn from the Designated Account Total Estimated Cost *Proportion of cost incurred and paid (Sr. number 2 *Sr. number 5)	2,29,58,182
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	28,44,375
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	2,01,13,807

This certificate is being issued to Laacasa Developers Private Limited (Promoter's Name : Mr Sudip Kumar) for RERA compliance and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

For, V. Maskara & Associates
Chartered Accountants
FRN - 014297C

Dev Kumar



(Dev Kumar)
M.No. 458832
Partner
Patna, 12th April, 2025
UDIN : 25458832BMNWTL2529

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

1		Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	4,70,41,818
2		Balance amount of receivables from sold apartments as per Annexure-A to this certificate (as certified by Chartered Accountant as verified from the records And books of Accounts)	1,66,13,000
3	(i)	Balance Unsold area to be certified by Management and to be verified by CA from the records and books of accounts)	Carpet area in SFT 7,297
	(ii)	Estimated amount of sales proceeds in respect of unsold apartments (Calculated as per ASR multiplied to unsold area as on dated of certificate to be calculated and certified by CA) as per Annexure-A to this certificate.	7,14,34,140
4		Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	8,80,47,140
5		Amount to be deposited in Designated Account – 70% or 100%, If 4 is greater than 1, then 70% of the balance receivables of Ongoing project will be deposited in designated Account. If 4 is lesser than 1, then 100% of the balance receivables of Ongoing project will be deposited in designated Account.	6,16,32,998

This certificate is being issued to Laacasa Developers Private Limited (Promoter's Name : Mr Sudip Kumar) for RERA compliance and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

For, V. Maskara & Associates
Chartered Accountants
FRN - 014297C

Sudip Kumar
(Dev Kumar)
M.No. 458832
Partner
Patna, 12th April, 2025
UDIN : 25458832BMNWTL2529



Annexure - A

**Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project
Sold Inventory**

(Amount in Rs.)					
Sr. No	Flat No	Carpet Area (in Sq. ft.)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Receivable
1	Laacasa Petals	1,346	2,11,64,000	45,51,000	1,66,13,000
Total		1,346	2,11,64,000	45,51,000	1,66,13,000

(Unsold Inventory Valuation)

**Ready Reckoner Rate as on date of certificate
of the Residential/commercial premises Rs per sm. (See note below)
(Amount in Rs.)**

Sr. No	Flat/Bungalow/Office No	Carpet Area (in Sq. ft.)	Unit Consideration as per Agreement/Letter of Allotment
1	Laacasa Petals	7,297	7,14,34,140
Total		7,297	7,14,34,140

Note Rate of unsold inventory per sft

2nd Floor	10500
4th Floor	9000